

CALIFORNIA COASTAL COMMISSION

LCP PLANNING

GRANT APPLICATION FORM

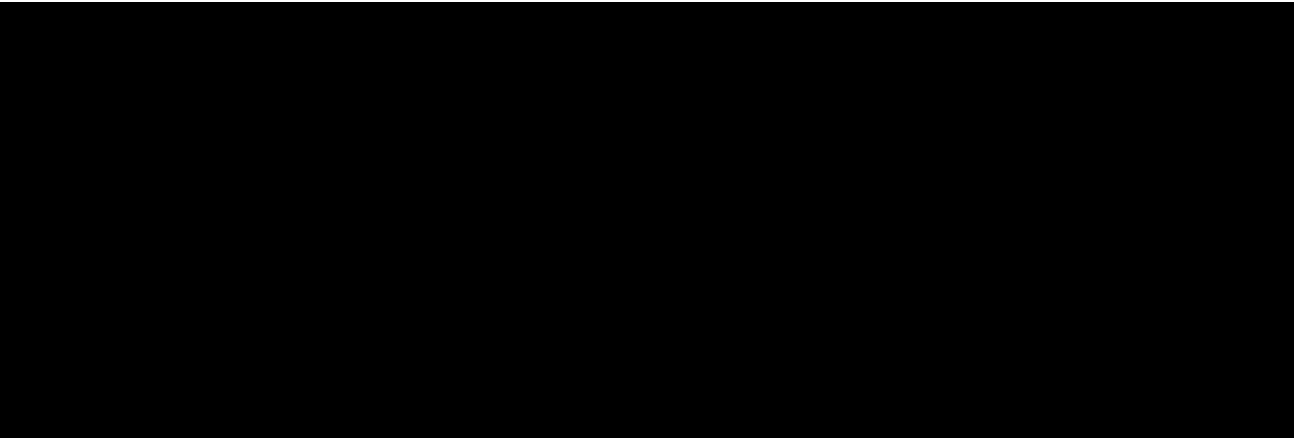
SEPTEMBER 5, 2013

For Fiscal Year 2013-2014, Governor Brown and the California Legislature approved an augmentation of \$1 million to the California Coastal Commission's budget to support local governments responsible for planning under the [California Coastal Act](#) (Coastal Act) to develop or update Local Coastal Programs (LCPs). A full description of the grant program is available <http://www.coastal.ca.gov/lcp/LCPGrantProgram.html>.

Coastal Commission staff is available to work with local governments and to assist you during the application process. Please note the entire grant application will be public record upon submittal. Click in the shaded text fields to enter text, numbers and dates. The fields will expand to accommodate the data. Press the tab key to move between fields.

APPLICANT INFORMATION

Applicant name (organization): Ventura County



PROJECT INFORMATION

Project title: Ventura County Local Coastal Plan Update

LCP/ LCP Segment: Coastal Area Plan and Coastal Zoning Ordinance

Project location: Geographic area: Coastal Zone in unincorporated area of Ventura County

County: Ventura County

Project timeline: Start date: Currently underway.

End date: The CCC LCP Planning

Grant requires grantees to complete the proposed work program on or before April 30, 2016.

The CIAP grant for the Phase II LCP update expires in December 2016.

California Coastal Commission Local Coastal Plan Grant Application

Project Description

Introduction: The California Coastal Commission's (CCC) Local Coastal Program (LCP) Planning Grant provides a unique and timely opportunity to provide financial assistance to Ventura County for the purpose of updating the County's LCP policies and implementing actions related to Environmentally Sensitive Habitat Areas (ESHA). Ventura County is currently working on a phased update to its LCP to ensure that coastal land use policies and regulations reflect current standards of practice in the coastal zone. In February 2013, the CCC certified Phase I of the County's Coastal Zoning Ordinance (CZO). Phase I amendments focused on correcting errors, explaining regulatory intent, and amending text and graphic content to address new laws, technology and standard practices that emerged since the LCP was certified in 1983. Finally, Phase I amendments included newly formatted use regulations in the CZO to make them easier to understand and to use for the County's customers, staff and decision-makers.

The Ventura County Planning Division is now engaged in the development of Phase II text amendments to the LCP. The success of this LCP update will depend upon the County's ability to update both the Coastal Area Plan (CAP) and CZO to successfully promote preservation and protection of coastal resources. However, due to the broad scope of needed updates to its LCP, the County is challenged by a lack of financial support to update the entire LCP. For example, a major update to the CAP and its technical appendices is needed and is not included in the scope-of-work for Phase II amendments. The County also faces a more immediate challenge, which is lack of financial support to complete LCP amendments related to coastal biology, the subject of this grant application. Updated policies and development standards are needed to help protect Ventura County's coastal resources, in particular significant biological resources located within the Santa Monica Mountains.

Ventura County LCP Certification: Ventura County's CAP was certified in June 1982 followed by certification of the CZO in October 1983. Sections related to the Harbor Planned Development (HPD) zone (i.e. Channel Islands Harbor) and the County's Categorical Exclusion Order (i.e. E-83-1 and E-83-1A) were certified in December 1987. Since 1987, with the exception of the recently certified Phase I of the CZO, updates to the LCP were limited to minor amendments. Figure 1 summarizes the history of the LCP.

Project Integration/Leverage/Matching Funds: Amendments related to significant coastal biological resources would be the targeted segment of the LCP update funded under the proposed LCP Planning Grant. The primary purpose of LCP amendments related to ESHA would be to provide compatibility between development, as defined by the Coastal Act, and development-related policies or standards defined by the County's LCP. The County would utilize the LCP Update Guide from the California Coastal Commission when preparing amendments. The ultimate purpose of this grant application is to sustain the ecological balance of the coastal zone within Ventura County. A total of \$73,645.00 in grant funds is being requested.

There are two leveraged resources for the grant application; both projects are funded by the Coastal Impact Assistance Program (CIAP).

- The County's Coastal Biology project.

- The County's Local Coastal Program (LCP) Update

Federal CIAP funds for both projects include a broad range of tasks with a common objective of developing updated policies and guidelines for the identification and protection of significant coastal biological resources and mitigation strategies that can be applied when processing permit applications. The information below summarizes the Coastal Biology and LCP Amendment projects and describes the current gap in funding needed to complete LCP amendments for significant coastal biological resources.

Coastal Biology Project: The Coastal Biology project is focused on identifying and conserving ESHA in the coastal Santa Monica Mountains. The Santa Monica Mountains include large stretches of undisturbed Mediterranean habitat spanning three jurisdictions, including unincorporated areas of Ventura and Los Angeles Counties and the City of Malibu. While the City of Malibu has certified policies and an implementation plan that addresses ESHA, CCC staff is currently working with Ventura County and Los Angeles County to develop an acceptable methodology for identifying ESHA for those portions of the Santa Monica Mountains within the CCC's jurisdiction.

The Coastal Biology project includes a large, complex scope-of-work and eleven (11) tasks. To date, eight (8) tasks are either complete or partially complete. Completed tasks include the preparation of GIS maps for spatial on known biological resources in the coastal zone, an analysis of existing conditions and future development potential for County lands in the Santa Monica Mountains, initial study assessment guidelines that describe the requirements and format of biological assessment reports, and an interim report discussing the coastal biological resource impact mitigation program. Tasks that are partially complete include a draft ESHA assessment methodology and draft ratios, guidelines and standards for on-site and off-site impact mitigation. Uncompleted tasks include the development of recommendations for LCP amendments, project implementation and educational materials, and training for staff and consulting biologists.

Completion of Task 5, development of a habitat assessment methodology for identifying the presence of ESHA proved to be far more complicated than originally anticipated. After an exhaustive evaluation of quantitative functional assessment methodologies that were determined to be impractical for use on the types of projects reviewed by the Ventura County Resource Management Agency, Planning Division staff developed an assessment methodology based on plant community mapping that incorporates the extensive experience of the Staff Biologist with findings contained in a report prepared by the CCC on ESHA in the Santa Monica Mountains.

Remaining funds in the CIAP grant for Coastal Biology will adequately fund the development of the ESHA methodology, proposed impact-to-mitigation ratios and guidelines, and the preparation of educational materials and training for both staff and biological consultants. However, adequate funds are not available to cover Task 9, LCP Amendments, which includes the following work products:

- Policies or standards related to the protection of significant biological resources and Environmentally Sensitive Habitats, or ESHA
- Updated appendices, policies and standards related to the standard ESHA assessment methodology
- Policies or standards related to impact avoidance and restoration plans.

- CCC coordination for review and suggested edits to draft policies, mitigation ratios for ESHA, and guidelines or standards for on-site and off-site mitigation for incorporation into the LCP.

LCP Amendments Project: Phase II of the LCP Amendments project includes a wide range of substantive policy or regulatory modifications to the CAP and CZO. Proposed text amendments primarily address resource-related areas such as tree protection, archaeology/paleontology, landscape (water resources), coastal trail, biology, and sea-level rise. Other targeted subject areas include parking regulations, film permits, and sign regulations. Similar to Phase I amendments, Phase II will focus on updates to the CZO, as amendments to the CAP will be limited due to competing priorities and limited funding.

If selected as a recipient of the LCP Planning Grant, ESHA will be afforded an in-depth evaluation as a targeted segment of the LCP update. While the LCP Amendments do include a coastal biology component, Phase II funding does not cover the projected funding gap for the Coastal Biology project which provides the critical scientific analysis to support and guide amendments to the LCP related to ESHA. As coastal biology is a key area of interest within the California Coastal Act, staff anticipates additional funds will be needed to address the technical issues, public outreach, and CCC coordination needed for ESHA-related amendments to the LCP.

Goals & Objectives: Our goals and objectives under the Coastal Commission's LCP Planning Grant are as follows:

- Develop ESHA policies within the CAP, along with supporting technical appendices, that allow for appropriate protection of significant biological resources in the coastal zone;
- Establish development standards in the CZO that are consistent with ESHA policies in the CAP and that maintain the ecological integrity of the Mediterranean ecosystems of the coastal Santa Monica Mountains;
- Establish development standards in the CZO that define mitigation strategies and standards, as well as conservation options, for the potential impacts to or loss of ESHA identified during a discretionary review process for permits in the coastal zone; and
- Prepare implementation materials that provide guidance for County staff and consultants when conducting site-specific biological evaluations and field observations using the ESHA identification methodology and when conducting an historical (and regulatory) analysis of disturbed areas adjacent to or within ESHA.

Eligible Projects: Ventura County's proposed scope of work under the CCC LCP Planning Grant would target the LCP segment for ESHA and will complement the work being conducted under Coastal Biology and Phase II of the LCP Update. The proposed project would meet the following CCC LCP Grant Program adopted priority:

- Planning and/or zoning work to significantly update certified LCPs or LCP segments in whole or in part to reflect changed conditions, new information and scientific knowledge, new programs and policies, or other significant changed circumstances.

Relative Need for LCP Update/Extent of Update: Ventura County's unincorporated coastal zone covers an area of 1,873 square miles, which includes 43 miles of coastline. The flora of Ventura County is rich and diverse due to its unique geographic position on the California coast and its Mediterranean climatic regime. According to the CCC:

*"The Santa Monica Mountains comprise the largest, most pristine, and ecologically complex example of a Mediterranean ecosystem in coastal southern California. ... within the Santa Monica Mountains, this ecosystem is remarkably intact despite the fact that it is closely surrounded by some 17 million people."*¹

*Regrettably, habitat conversion exceeds habitat protection within the Mediterranean coastal area by a factor greater than 8:1.*²

The ecological importance of the Santa Monica Mountains, when combined with the age of Ventura County's regulations, provide a strong reason to update the Ventura County LCP to reflect current knowledge, policies, and standards for biological resources. Since the certification of the current LCP, many sensitive species and habitats were identified, changes to coastal regulations at the state and federal level were adopted, and numerous CCC procedural guidance documents that clarify the purpose and intent of the Coastal Act were published. The CIAP funded projects enabled the County to respond to changed conditions and circumstances in numerous areas, but financial constraints limit the County's ability to address all issues that require extensive updates. In particular, existing funding gaps prevent the County from effectively providing ESHA policies, scientifically-supported development standards, and policy-based mitigation strategies.

Proposed Work Program: The Ventura County work program to update the ESHA segment of the County's LCP focuses on amendments to its Coastal Area Plan (CAP) and Coastal Zoning Ordinance (CZO). Additional components of the work program include public outreach, decision-making hearings, and administrative tasks.

1) **Grant Management:** A limited set of administrative activities is incorporated into the work plan for preparing annual progress reports and the administration of LCP Planning Grant funding.

2) **Coastal Area Plan (CAP):**

- *Rewrite geographic sub-area abstracts:* The abstracts describing biological resources are outdated and do not accurately reflect current baseline conditions. The abstracts would be rewritten to accurately reflect existing conditions and defining characteristics of the biological resources would be described in detail.
- *Consolidate information on biological resources:* Ventura County's CAP is organized by geographic sub-areas: North, Central, and South Coasts. For each sub-area a description of the environmental setting is provided. Instead of listing biological resources under each geographic sub-area, information on biological resources would be consolidated under a general heading, with unique characteristics of the north, central or south coasts articulated

¹ CCC, John Dixon, "Designation of ESHA in the Santa Monica Mountains", memo to the Ventura Coastal Commission Staff, March 25, 2003.

² Hoekstra, et. al., 2005

within the consolidated section.

- *Reorganize information in the CAP and CZO:* The CAP is the County's coastal area land use plan and is intended to address the type, location, and intensity of land uses, applicable resource protection and development policies and, where necessary, a listing of implementing actions. The CZO implements the objectives and policies of the CAP. The County's CAP frequently contains the same language as the CZO, which results in confusion between policy and implementing development standards. The work plan includes the reorganization of the CAP and CZO for all text related to ESHA.
- *Develop ESHA related policies:* New policies would be developed that ensure future development avoids or minimizes impacts to areas defined as ESHA and limits habitat fragmentation in the Santa Monica Mountains. New policies would also address the maintenance and long-term integrity of Mediterranean ecosystems in the coastal zone. For example, development-related policies would require the use of siting and/or clustering techniques that avoid or reduce impacts to ESHA, minimize habitat fragmentation, and limit vegetation clearance for fire protection purposes.
- *Replace Appendix 1 (Biological Resources):* Appendix 1 includes the Statewide Interpretive Guidelines for Wetlands and Other Wet, Environmentally Sensitive Habitats (1981). Appendix 1 from the CAP would be replaced with new information on wetlands and other wet environmentally sensitive habitats. CAP policies for ESHA cite Appendix 1 as a resource to be used when analyzing any projects that may impact or alter tide pools or creek corridors. The California Coastal Commission has published a number of procedural guidance documents for delineating wetlands and evaluating wetland mitigation that provides more reliable information than the current CAP Appendix 1.
- *Add ESHA Map for the Santa Monica Mountains:* Since its certification, the County's LCP maps have not been updated. Coastal Commission staff recently produced an ESHA map for the Santa Monica Mountains in LA County and a similar map is being produced for the Santa Monica Mountains in Ventura County. The updated ESHA map would be used with the ESHA identification methodology, and would provide a useful guide to assist Coastal Commission staff, County planners, and the public who wish to obtain information about the presence of ESHA in the Santa Monica Mountains.

3) Coastal Zoning Ordinance (CZO):

- *Site-Specific Biological Evaluations:* Incorporate requirements for conducting site-specific biological evaluations and field observations to identify ESHA in the CZO. Ventura County developed an Initial Study Assessment Guidelines (ISAG) Manual to inform the public, project applicants, consultants and County staff of the threshold criteria and standard methodology used to determine whether or not a project could have a significant effect on the environment. Included in the Biological Resources section of the ISAG Manual are the biological resources assessment procedures. The CZO does not state the requirement for a biological assessment and when and how it should be prepared. The Coastal Commission does not support citing outside references if these references are not being certified with the LCP, and current requirements for site-specific biological evaluations would therefore be

incorporated into the CZO.

- *Establish mitigation standards:* Current resource protection standards in the County's LCP are lacking sufficient detail to mitigate impacts to biological resources. Ventura County would describe a hierarchy of mitigation options and develop guidelines and protocols for onsite and offsite mitigation within the CZO. Onsite mitigation would be consistent with the Coastal Commission's mitigation ratios for native tree replacement, wetlands, riparian habitats, coastal sage scrub and other habitats that support state or federal rare, threatened, or endangered species of special concern. Provisions would be added that define requirements for restoration and mitigation monitoring plans, including performance criteria for projects that include habitat restoration and enhancement. Offsite mitigation would include options such as the purchase of equivalent areas of equal or greater biological productivity and an in-lieu fee sufficient to compensate for the loss of ESHA.
- *In-lieu fees and related development standards:* The Santa Monica Mountains are comprised of private land that is subdivided into one to ten-acre home sites, the Santa Monica Mountains National Recreation Area (National Park Service), and State Park lands. For parcels under private ownership where all feasible building sites are ESHA or ESHA buffer, prohibiting the development of a single-family residence would preclude reasonable use of the property and could be considered a "taking." In the city of Malibu, for all such parcels, a development area of 10,000 SF or 25 percent of the parcel size (whichever is less) is granted, and compensatory mitigation in the form of an in-lieu fee of \$12,000 per acre within the development area must be paid to the Santa Monica Mountains Conservancy as mitigation for adverse impacts to ESHA.

Although the Malibu mitigation strategy avoids a "taking", it also introduces an element of randomness to the spatial pattern of development and the in lieu fee may be outdated. Ventura County would evaluate a range of development standards and compensatory mitigation measures that help ensure "large contiguous areas of relatively pristine habitat" are preserved in the Santa Monica Mountains.

- 4) **Public Outreach:** The work program includes a public outreach component for proposed LCP amendments related to ESHA, as those amendments are likely to result in a substantial level of public controversy and comment. In general, public outreach is an essential part of any policy change effort, and its goal is to inform the public and collect feedback. The County's approach is to present draft LCP text amendments for the public to comment on at noticed public meetings. The County believes the public is more inclined to participate in the LCP update if there are draft text amendments before them. The County will also provide opportunities to submit comments and suggestions via mail, social media, and public workshops.
- 5) **Draft Text Amendment Review:** Scheduled meetings with Ventura County management, County Counsel, and Coastal Commission staff will ensure projected time estimates to complete the proposed work plan are met.
- 6) **Decision-maker Hearings:** Phase II of the LCP amendments will be presented to the Ventura County Planning Commission and Board of Supervisors for their consideration. LCP amendments approved by the Board of Supervisors also must be presented to the California

Coastal Commission for final certification. Only those additional costs associated with biology-related LCP amendments are included in the work program. Work tasks include preparation of the required environmental documentation, staff reports, PowerPoint presentations, and responses to public comment. The work program also includes the Staff Biologist's attendance at meetings with elected and appointed officials and hearing attendance. Activities required for the Coastal Commission hearing include coordination with Coastal Commission staff, revisions based on staff comments, and hearing attendance.

Project Timing and Implementation: The CCC LCP Planning Grant requires grantees to complete the proposed work program on or before April 30, 2016. The CIAP grant for the Phase II LCP update expires in December 2016. The proposed work plan under this LCP Planning Grant can therefore be conducted concurrently with the larger, Phase II LCP update project with minimal disruption to the current schedule. Existing staff assigned to the LCP update will assist a third staff member, the Planning Division's Staff Biologist, to complete the work program for the LCP Planning Grant. Further, proposed text amendments related to ESHA will benefit from concurrent work conducted for the LCP Phase II update, including: (a) environmental review, (b) public hearings, and (c) project implementation.

Submittal of the formal LCP amendment to the Coastal Commission is expected to occur in early 2016, which corresponds with the deadline set for this LCP Planning Grant. Although potential delays related to modified approvals and additional hearings are out of the County's control, the CIAP schedule and budget would cover an additional eight months of work and would therefore accommodate unexpected delays.

Public Benefit/Significance: The County's current LCP has not received a comprehensive update in over 25 years. With the certification of the Phase I update, and the current work on Phase II now underway, Ventura County has proved its willingness and commitment to complete a focused update of its LCP. However, the County's current, and inadequately funded, challenge is to address potential conflicts between private development and the protection of ESHA. In the absence of effective policy and clearly articulated development standards, ESHA will continue to be degraded and its ecological value compromised through the subdivision and development process.

The success of the proposed project is dependent on people's perception of the value of ESHA and their understanding of the way land use decisions today will affect the long term preservation of existing biological resources within the coastal zone. Additional financial support from the California Coastal Commission will allow Ventura County to dedicate more time to the development of well-defined ESHA policies and realistic mitigation measures. Without additional financial support, a substantial work effort related to Ventura County's coastal biology and ESHA will not result in LCP amendments. Subsidizing the County's effort to update its LCP by granting the requested \$73,645.00 not only endorses the Coastal Commission's fundamental goal of protecting coastal resources but assists the County in its attempts to address complex regulatory issues that, given the development pressures, could have irreparable and long-lasting impacts on coastal resources. Grant funds used to update the ESHA policies, development regulations, and mapping in the CAP and CZO, when coupled with other Phase II text amendments, would result in a LCP that effectively provides orderly, balanced utilization and conservation of coastal zone resources.

EXHIBIT 3
VENTURA COUNTY RESOURCE MANAGEMENT AGENCY
LCP PLANNING GRANT SCHEDULE

SCHEDULE

Proposed starting date: February 2014 (tentative)

(Related CIAP Coastal Biology Project was initiated on August 11, 2010)

Estimated completion: April 30, 2016

(Related CIAP LCP Project deadline is December 31, 2016)

WORK PROGRAM

Update LCP with emphasis on the targeted segment: ESHA	Completion Date: April 2016
Task 1. Grant Management. Administration of LCP Planning Grant funding.	<i>Approximately Two (2) Years Start Date: February 2014 (Tentative) End Date: April 2016</i>
1.1 Project Schedule and Budget Tracking	<i>Ongoing Grant Award Date to April 2016</i>
1.2 Annual Progress Reports	<i>Total of 2 Annual Progress Reports (2015, 2016) submitted on date as prescribed by the grant.</i>
1.3 Project Management Meetings	<i>Ongoing Grant Award Date to April 2016</i>
Outcome/Deliverables: Project schedule and Budget, Annual Progress Reports, Project Management Meetings, Management of time spent and costs incurred	Projected Date: Dependent on deadlines set by CCC for submittal of annual progress reports.

Task 2. Coastal Area Plan (CAP) Policies and Related Technical Appendices	
<u>Objective/Organization</u>	
2.1: Research and compile data for existing ESHA baseline conditions in the coastal zone. Update geographic sub-area ESHA descriptions and add tables or visual illustrations/maps as needed to supplement written information.	<i>Approximately 10 weeks Start Date: February 2014 End Date: April 2014</i>
2.2: Reorganize biological resources by type instead of by geographic sub-area within the CAP.	<i>Approximately 12 weeks Start Date: April 2014 End Date: June 2014</i>
2.3: Separate existing ESHA policies from development standards in the CAP.	
2.4: Remove redundant, existing development standards from the CAP or relocate those standards to the CZO.	
2.5: Review existing ESHA policies developed for biological resources in the coastal zone (in Ventura County, other coastal jurisdictions), with a focus on ESHA within the Santa Monica Mountains.	<i>Approximately 4 months Start Date: July 2014 End Date: October 2014</i>

Task 2. Coastal Area Plan (CAP) Policies and Related Technical Appendices	
2.6: Amend and/or develop new draft policies that address significant biological resources in the Santa Monica Mountains (and elsewhere within the coastal zone) for incorporation into the CAP.	
2.7: Replace CAP Appendix 1 with equivalent ESHA wetland policies.	<i>Approximately 4 weeks Start Date: November 2014 End Date: December 2014</i>
2.8: Finalize a draft Technical Appendix for the ESHA identification methodology, and coordinate with coastal staff to finalize the Santa Monica Mountains ESHA Map [currently underway]. Incorporate both items within a new Technical Appendix for the CAP (or CZO ¹).	<i>Approximately 5 months Start Date: October 2013 End Date: June 2014</i>
Outcome/Deliverables: Draft CAP Policies for the LCP Update that protect ESHA within the coastal zone and that provide policy support for development standards in the CZO; Technical Appendix for ESHA Methodology.	Projected Date: December 2014

Task 3. Development of ESHA standards, regulations, and procedures to be incorporated into the Coastal Zoning Ordinance (CZO).	
3.1: Incorporate new or amended ESHA terms into CZO Article 2 Definitions.	<i>Ongoing – Concurrent with LCP Update Start Date: February 2014 End Date: December 2015</i>
3.2: Research and compile data on ESHA impact mitigation ratios. Develop draft mitigation ratios for specified biological resources and incorporate them into draft development standards for the CZO.	<i>Approximately 4 months Start Date: May 2015 End Date: August 2015</i>
3.3: For situations where impacts to ESHA cannot be avoided, research and compile data on appropriately sized development areas and in-lieu fee or off-site mitigation options.. Develop draft development standards for the CZO that specify maximum development area and mitigation measures for ESHA.	
3.4: Research and compile data for off-site mitigation strategies. Evaluate options and identify preferred off-site mitigation strategies. Develop draft development standards for off-site mitigation for incorporation into the CZO.	
3.5: Develop and amend existing	<i>Approximately 4 months</i>

¹ The Technical Appendix for the ESHA identification methodology for the Santa Monica Mountains, may be more appropriately located in the CZO than the CAP. County staff will coordinate with Coastal Commission staff to determine the most appropriate location for this Technical Appendix.

Task 3. Development of ESHA standards, regulations, and procedures to be incorporated into the Coastal Zoning Ordinance (CZO).	
development standards that do not adequately protect coastal biological resources.	<i>Start Date: May 2015</i> <i>End Date: September 2015</i>
3.6: Incorporate the protocol for preparing a complete biological resource assessment, which is currently described in the County's Initial Study Assessment Guidelines, into the CZO.	<i>Approximately 4 weeks</i> <i>Start Date: January 2015</i> <i>End Date: February 2015</i>
3.7: Research and compile data for restoration plans in the coastal zone, and develop draft standards for restoration plans in the CZO. To implement these standard(s), develop a draft template for restoration plans that could be incorporated into the CZO as a Technical Appendix.	<i>Approximately 8 weeks</i> <i>Start Date: March 2015</i> <i>End Date: April 2015</i>
Outcome/Deliverables: Proposed draft amendments to the CZO for ESHA that carry out the ESHA-related policies in the CAP.	Projected Date: December 2015

Task 4: Public Outreach Program	
4.1: Distribute a public notice to coastal zone area residents and interested parties for the draft ESHA text amendments and schedule public meetings to solicit comments.	<i>Approximately 3 weeks</i> <i>Start Date: September 2015</i> <i>End Date: September 2015</i>
4.2: Prepare for and attend up to three public meetings to be located in the geographic coastal sub-areas (North, Central and South Coast) to discuss ESHA text amendments.	<i>Approximately 3 months</i> <i>Start Date: October 2015</i> <i>End Date: December 2015</i>
4.3: As needed, schedule and attend meetings requested by interest groups at County facilities.	<i>Concurrent with public outreach program.</i>
Outcome/Deliverables: Public Meetings and Feedback received from public outreach, and relevant comments incorporated into LCP. Documentation on public comments that will be included in public hearing reports for the LCP Amendments.	Projected Date: December 2015

Task 5: Draft text amendment review	
5.1: Review of CAP and CZO draft text amendments by Ventura County management and County Counsel. Revise CAP and CZO draft text amendments in response to comments provided by VC management and County Counsel.	<i>Ongoing as tasks are completed</i> <i>Start Date: June 2014</i> <i>End Date: January 2016</i>
5.2: Review of CAP and CZO draft text amendments by Coastal Commission	<i>Monthly Meetings</i> <i>Start Date: June 2014</i>

Task 5: Draft text amendment review	
staff. Revise CAP and CZO draft text amendments in response to comments provided by Coastal Commission staff.	<i>End Date: January 2016</i>
Outcome/Deliverables: Legislative format of the CAP and CZO is completed, along with a Staff Explanation for proposed changes to the CAP and CZO.	Projected Date: February 2016

Task 6: Discretionary Hearings	ESHA would be included in the Phase II LCP Update discretionary hearing schedule. The CCC hearing date will depend upon the CCC meeting schedule for the Ventura vicinity (i.e. Central Coast or L.A.) for Year 2016.
6.1: Prepare staff report, Resolution, Executive Formatted LCP, and PowerPoint presentation for Planning Commission Hearing. Attend hearing.	<i>Approximately 8 weeks Start Date: February 2016 End Date: March 2016</i>
6.2: Prepare staff report, Resolution, and PowerPoint presentation for Board of Supervisors Hearing. Attend pre-hearing meetings as requested by Board members.	<i>Approximately 6 weeks Start Date: April 2016 End Date: May 2016</i>
6.3: Prepare staff report, Resolution, and PowerPoint presentation for California Coastal Commission Hearing. Timeline includes CCC staff work needed to prepare recommendations and reports for the hearing.	<i>Approximately 3 to 4 Months Start Date: June 2016 End Date: September 2016</i>
Outcome/Deliverables: Certified LCP.	Projected Date: September 2016

BENCHMARK SCHEDULE

ACTIVITY	COMPLETION DATE
Task 1: Grant Management	April 30, 2016
Task 2: Development of ESHA policies to be incorporated into the Coastal Area Plan (CAP).	December 2014
Task 3: Development of ESHA standards, regulations, and procedures to be incorporated into the Coastal Zoning Ordinance (CZO).	December 2015
Task 4: Public Outreach Program	December 2015
Task 5: Draft text amendment review	January 2016
Task 6: Discretionary Hearings* Planning Commission Board of Supervisors California Coastal Commission	March 2016 May 2016 September 2016

* Subject to change based on adopted hearing schedule

EXHIBIT 4
VENTURA COUNTY RESOURCE MANAGEMENT AGENCY
LCP PLANNING GRANT BUDGET

BUDGET INFORMATION

Funding Request: \$73,645

Total Project Cost: \$108,848

PROJECT FUNDING SOURCES

Task Number	Task	Total Cost	Allocation of total cost among all funding sources			
			LCP Grant Funding	Applicant's funding	Other Funds CIAP Coastal Biology	Other funds CIAP LCP Amendments
1	Grant Mgmt.	\$8,688	\$3,994	\$4,694	\$2,500	
2	Coastal Area Plan (CAP) Text, Policies and Technical Appendices	\$30,899	\$21,512	\$9,388	\$98,035	\$7,500
3	Coastal Zoning Ordinance (CZO) Development Standards (and Technical Appendices)	\$29,002	\$19,615	\$9,388	\$140,000	\$7,500
4	Public Outreach Program	\$10,788	\$6,876	\$3,912	\$8,000	\$1,500
5	LCP Amendment Reviews & Revisions (Planning Division Staff and CCC)	\$17,180	\$10,921	\$6,258	\$2,500	\$2,500
6	Public Hearings	\$6,791	\$5,227	\$1,565		\$10,750
7	LCP Reproduction	\$2,500	\$2,500			\$2,500
8	Public Mtg. Notices, etc.	\$3,000	\$3,000			\$3,500
TOTAL		\$108,848	\$73,645	\$35,205	\$251,035	\$35,750

OTHER FUNDING SOURCES (NOT INCLUDING IN-KIND SERVICES)

\$ Amount	Source of funds	Status (Committed, Applied, etc)
\$35,750	CIAP LCP Grant Update	Applied & Committed
\$251,035	CIAP Coastal Biology	Applied & Committed

In-kind Services: \$35,204

BUDGET SUMMARY
Grant Application Budget Form

Organization Name: Ventura County Resource Management Agency – Long Range PlanningProject Title: Ventura County Local Coastal Plan UpdateRequested Amount: \$73,645.00

	Grant Request Budget	Total Project Budget (if different)
Personnel:		
Salaries and Wages ⁽¹⁾	\$ 42,502.00	\$ 77,706.00
Benefits ⁽²⁾	\$ 25,643.00	\$ 25,643.00
<i>Total Personnel</i>	\$ 68,145.00	\$103,349.00
Operating Expenses		
Public Noticing	\$ 3,000.00	
LCP Reproduction ⁽³⁾	\$ 2,500.00	
Travel	\$ 00.00	\$ 00.00
Indirect Costs	\$ 00.00	\$ 00.00
Other:	\$ 00.00	\$ 00.00
<i>Total Operating Expenses</i>	\$ 00.00	\$ 00.00
Total Budget	\$73,645.00	\$103,349.00

⁽¹⁾ See attached excel for a list of planner rates and estimated hours for which funds are being requested.

⁽²⁾ Ventura County benefits do not to exceed 40% of amount requested for salary or wage (current rate is 33%).

⁽³⁾ Newspaper advertisement and mailing for public outreach meetings, fees associated with reproducing certified Local Coastal Plan (Coastal Area Plan and Coastal Zoning Ordinance) for distribution.

LCP Update for Coastal Biological Resources (ESHA)								
PERSONNEL	Hourly Rate	# of Hours	Salary	Benefits	Total	Funding Sources		
						DOC Grant	Cash	In-Kind
Task 1. Grant Management (Team Meetings, Budget Tracking & Progress Reports)								
Planning Manager	\$ 58.82	60	\$ 3,529	\$ 1,165	\$ 4,694	\$ -	\$ -	\$ 4,694
Planner IV	\$ 46.86	40	\$ 1,874	\$ 619	\$ 2,493	\$ 2,493	\$ -	\$ -
Planner III (Biologist)	\$ 37.63	30	\$ 1,129	\$ 373	\$ 1,501	\$ 1,501	\$ -	\$ -
Planner I/II	\$ 31.52	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GIS Analyst	\$ 56.00	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 1 Total:		130	\$ 6,533	\$ 2,156	\$ 8,688	\$ 3,994	\$ -	\$ 4,694
Task 2. Coastal Area Plan (CAP) Policies & Related Technical Appendices								
Planning Manager	\$ 58.82	120	\$ 7,058	\$ 2,329	\$ 9,388	\$ -	\$ -	\$ 9,388
Planner IV	\$ 46.86	150	\$ 7,029	\$ 2,320	\$ 9,349	\$ 9,349	\$ -	\$ -
Planner III (Biologist)	\$ 37.63	150	\$ 5,645	\$ 1,863	\$ 7,507	\$ 7,507	\$ -	\$ -
Planner I/II	\$ 31.52	40	\$ 1,261	\$ 416	\$ 1,677	\$ 1,677	\$ -	\$ -
GIS Analyst	\$ 56.00	40	\$ 2,240	\$ 739	\$ 2,979	\$ 2,979	\$ -	\$ -
Task 2 Total:		500	\$ 23,233	\$ 7,667	\$ 30,899	\$ 21,512	\$ -	\$ 9,388
Task 3. Coastal Zoning Ordinance (CZO) Development Standards								
Planning Manager	\$ 58.82	120	\$ 7,058	\$ 2,329	\$ 9,388	\$ -	\$ -	\$ 9,388
Planner IV	\$ 46.86	150	\$ 7,029	\$ 2,320	\$ 9,349	\$ 9,349	\$ -	\$ -
Planner III (Biologist)	\$ 37.63	180	\$ 6,773	\$ 2,235	\$ 9,009	\$ 9,008.62	\$ -	\$ -
Planner I/II	\$ 31.52	30	\$ 946	\$ 312	\$ 1,258	\$ 1,257.52	\$ -	\$ -
Task 3 Total:		480	\$ 21,806	\$ 7,196	\$ 29,002	\$ 19,615	\$ -	\$ 9,388
Task 4. Public Outreach								
Planning Manager	\$ 58.82	50	\$ 2,941	\$ 971	\$ 3,912	\$ -	\$ -	\$ 3,912
Planner IV	\$ 46.86	50	\$ 2,343	\$ 773	\$ 3,116	\$ 3,116	\$ -	\$ -
Planner III	\$ 37.63	50	\$ 1,882	\$ 621	\$ 2,502	\$ 2,502	\$ -	\$ -
Planner I/II	\$ 31.52	30	\$ 946	\$ 312	\$ 1,258	\$ 1,258	\$ -	\$ -
Task 4 Total:		180	\$ 8,111	\$ 2,677	\$ 10,788	\$ 6,876	\$ -	\$ 3,912
Task 5. LCP Amendment Reviews & Revisions (Planning Division, CCC Staff)								
Planning Manager	\$ 58.82	80	\$ 4,706	\$ 1,553	\$ 6,258	\$ -	\$ -	\$ 6,258
Planner IV	\$ 46.86	60	\$ 2,812	\$ 928	\$ 3,739	\$ 3,739	\$ -	\$ -
Planner III (Biologist)	\$ 37.63	110	\$ 4,139	\$ 1,366	\$ 5,505	\$ 5,505.27	\$ -	\$ -
Planner I/II	\$ 31.52	40	\$ 1,261	\$ 416	\$ 1,677	\$ 1,676.69	\$ -	\$ -
Task 5 Total:		290	\$ 12,917	\$ 4,263	\$ 17,180	\$ 10,921	\$ -	\$ 6,258
Task 6. Public Hearings (Planning Commission, Board of Supervisors, California Coastal Commission)								
Planning Manager	\$ 58.82	20	\$ 1,176	\$ 388	\$ 1,565	\$ -	\$ -	\$ 1,565
Planner IV	\$ 46.86	20	\$ 937	\$ 309	\$ 1,246	\$ 1,246	\$ -	\$ -
Planner III (Biologist)	\$ 37.63	20	\$ 753	\$ 248	\$ 1,001	\$ 1,001	\$ -	\$ -
Planner I/II	\$ 31.52	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
GIS Analyst	\$ 56.00	40	\$ 2,240	\$ 739	\$ 2,979	\$ 2,979	\$ -	\$ -
Task 6 Total:		100	\$ 5,106	\$ 1,685	\$ 6,791	\$ 5,227	\$ -	\$ 1,565
Task 1 - 6 Totals			\$ 77,706	\$ 25,643	\$ 103,349	\$ 68,145		\$ 35,204
GSA REPRODUCTION FEES								
LCP (CAP & CZO)					\$ 2,500	\$ 2,500	\$ -	\$ -
Subtotal					\$ 2,500	\$ 2,500	\$ -	\$ -
SUPPLIES								
Public Meeting Notices	3 mailings, printing, postage, envelopes, mailing setup fees				\$ 1,500			
Printed Information	flyers, newsletters, maps, brochures, workshop materials				\$ 1,500			
Subtotal					\$ 3,000	\$ 3,000	\$ -	\$ -
LCP UPDATE TOTAL								
Personnel					\$ 103,349	\$ 68,145	\$ -	\$ 35,204
GSA Reproduction Fees					\$ 2,500	\$ 2,500	\$ -	\$ -
Supplies					\$ 3,000	\$ 3,000	\$ -	\$ -
Total					\$ 108,849	\$ 73,645	\$ -	\$ 35,204

RESOLUTION NO. 13-076

**A RESOLUTION OF THE VENTURA COUNTY BOARD OF SUPERVISORS
AUTHORIZING THE DIRECTOR OF THE RESOURCES MANAGEMENT
AGENCY, OR DESIGNEE, TO SUBMIT A GRANT APPLICATION SEEKING
FUNDING TO UPDATE THE VENTURA COUNTY LOCAL COASTAL PLAN**

WHEREAS, the California Coastal Commission under the Budget Act of 2013 provides an appropriation of \$1 million for Coastal Commission grants in FY 13-14 and has approved a competitive grant program to provide financial assistance to local governments to support Local Coastal Program (LCP) planning; and

WHEREAS, the goal of the grant program is to develop new or updated LCPs in conformance with the California Coastal Act and to reflect current circumstances and new scientific information, including new understandings and concern for the effects of climate change; and

WHEREAS, grant proposals submitted under this grant program must complete land use plan and/or zoning work to achieve submittal for certification either of a Local Coastal Program (LCP) or an Area of Deferred Certification (ADC) or of an LCP Amendment to significantly update a certified LCP or LCP segments, including special emphasis on effects of climate change and sea-level rise; and

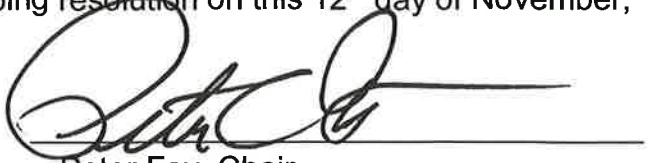
WHEREAS, the County of Ventura (County) has an effectively certified LCP; and

WHEREAS, the County desires to pursue a project that would result in the completion and submittal for certification by the California Coastal Commission of an Amendment to update the County's LCP; and

WHEREAS, the County commits to and agrees to fully support a planning effort intended to update its certified LCP pursuant to the provisions of the California Coastal Act, with full public participation and coordination with the Coastal Commission staff.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors of the County of Ventura hereby authorizes and directs the Director of the Resources Management Agency, or designee, to prepare, execute and submit a grant application to the California Coastal Commission to seek financial and planning assistance, under authority of the California Coastal Act, in the amount of \$73,645, to fund the project described in the County's grant application.

Upon motion of Supervisor Magana, seconded by Supervisor Long, duly carried, the Board hereby adopts the foregoing resolution on this 12th day of November, 2013.

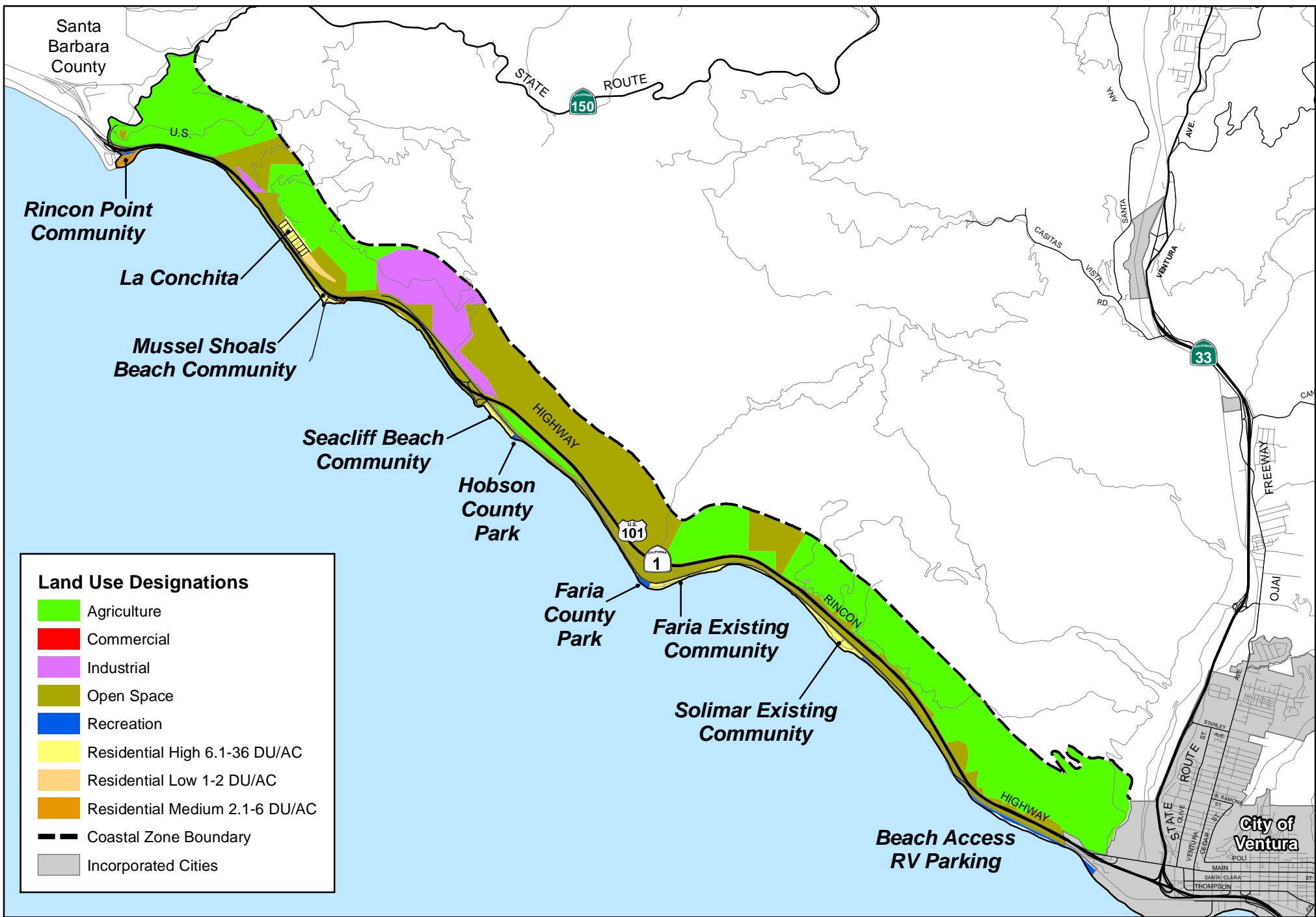


Peter Foy, Chair
Board of Supervisors

ATTEST:
MICHAEL POWERS,
Clerk of the Board of Supervisors
County of Ventura, State of California

By: Rickelle Bell
Deputy Clerk of the Board





Ventura County
Resource Management Agency
Information Systems Department
Map created on 10/16/2013

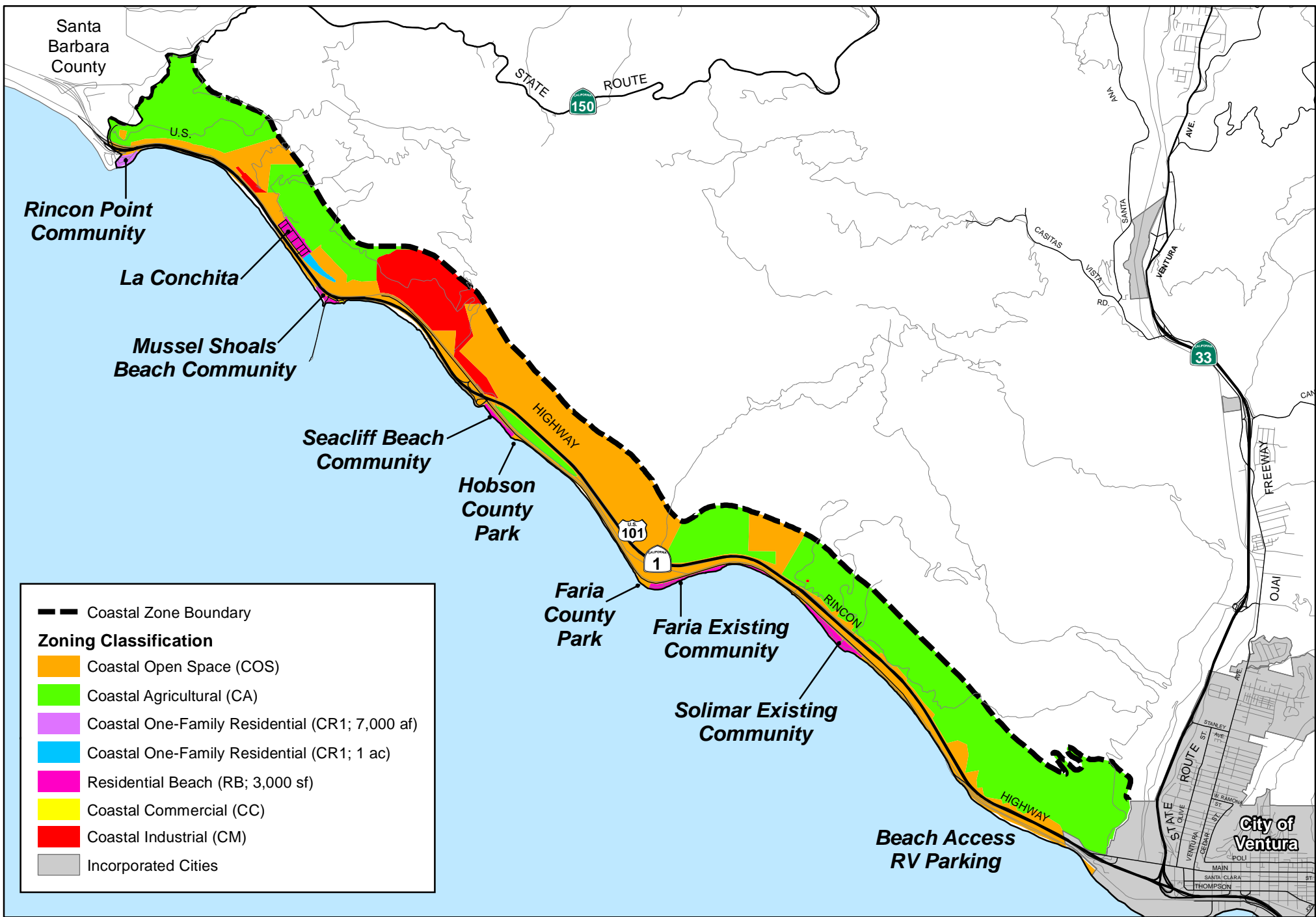


Ventura County Coastal Area Plan North Coast - Land Use Map



Disclaimer: this map was created by the Ventura County Resource Management Agency, Mapping Services - GIS, which is designed and operated solely for the convenience of the County and related public agencies. The County does not warrant the accuracy of this map and no decision involving a risk of economic loss or physical injury should be made in reliance therein.





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Ventura County Coastal Area Plan North Coast - Zoning Map



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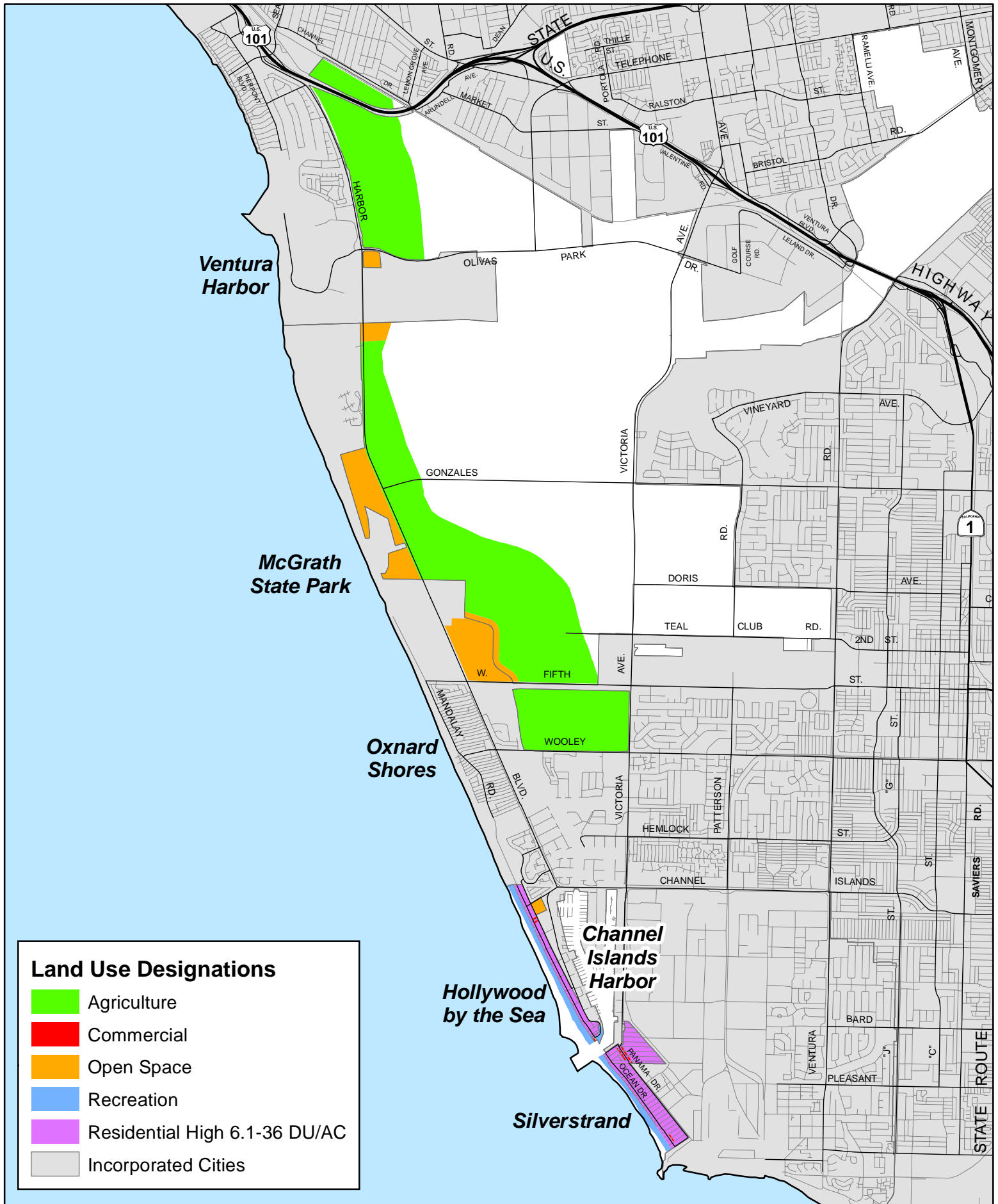


Ventura County Coastal Area Plan North Coast-Boundary on Aerial Map



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Ventura County Coastal Area Plan

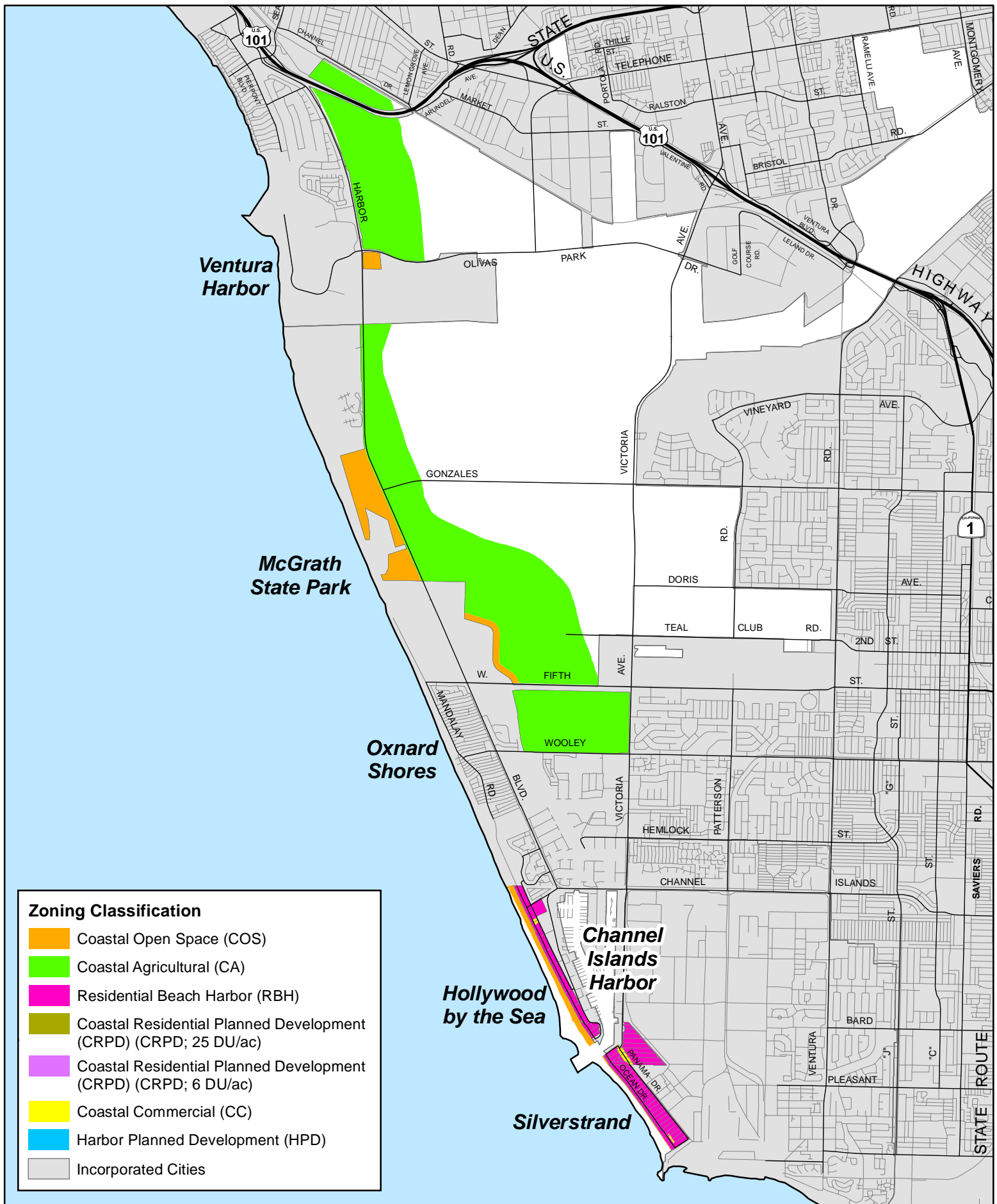
Central Coast

Land Use Map

0 0.25 0.5 1 Miles



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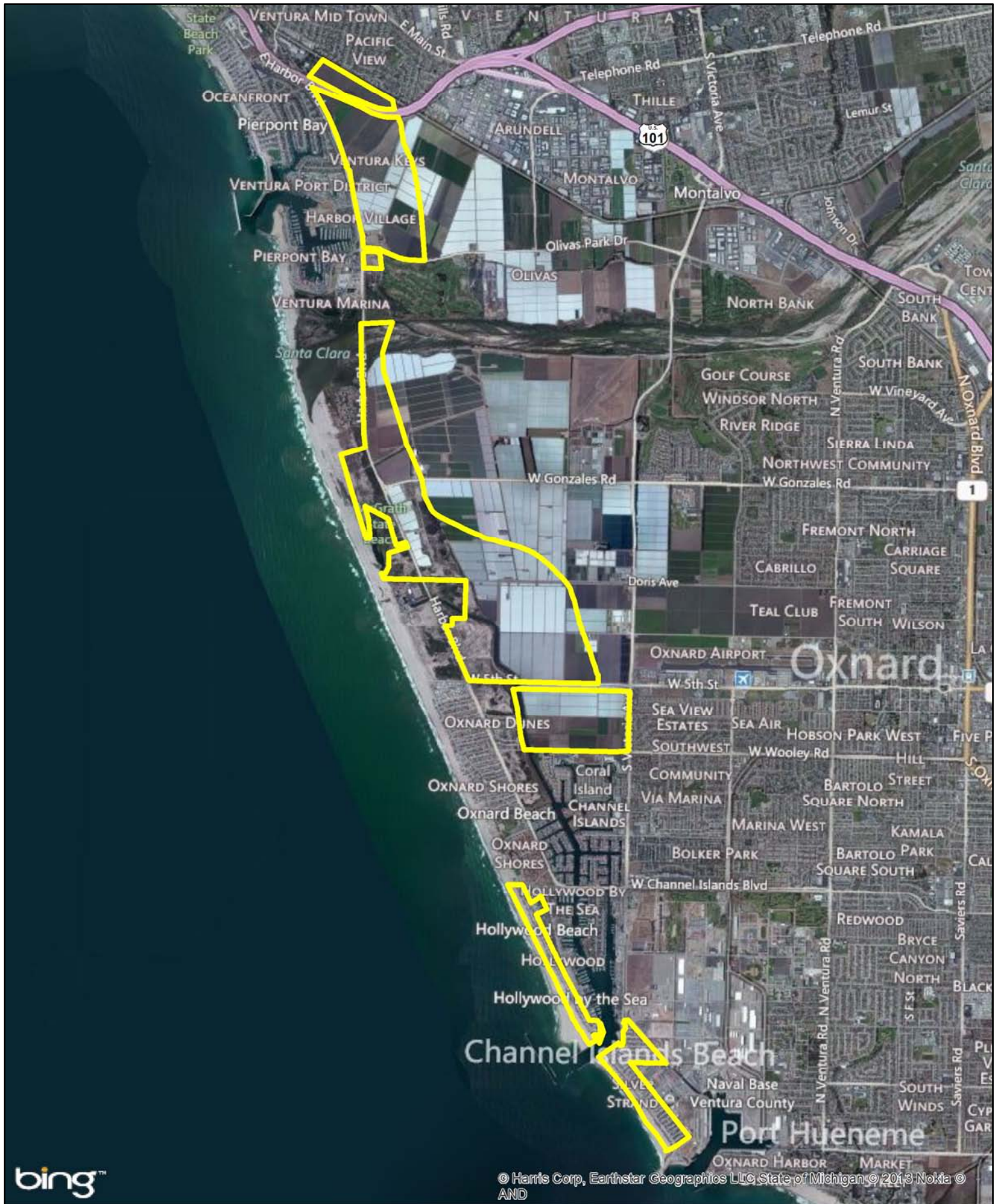


Ventura County
 Resource Management Agency
 Information Systems Department
 Map created on 10/16/2013



Ventura County Coastal Area Plan **Central Coast** **Zoning Map**

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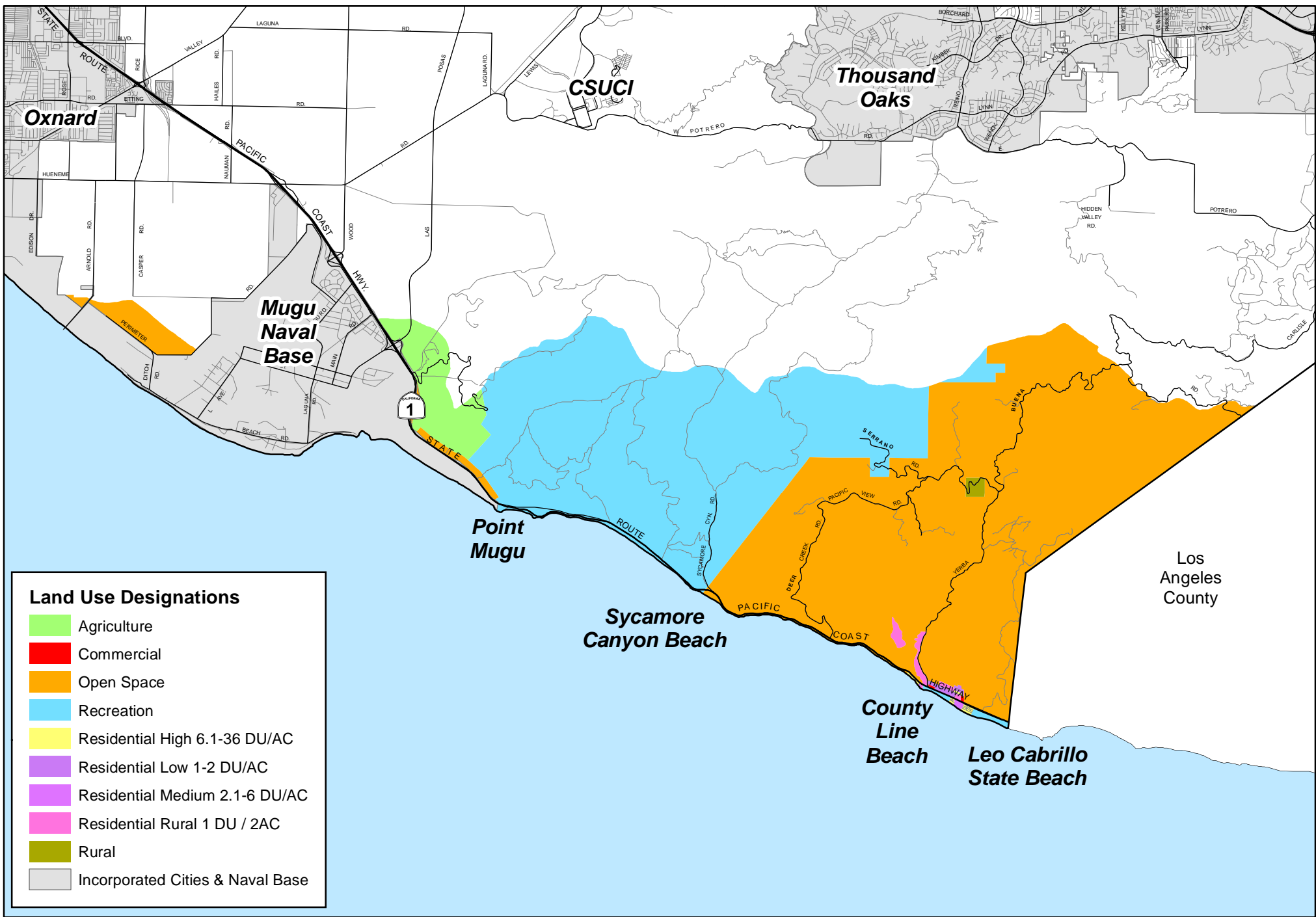


Ventura County Coastal Area Plan Central Coast-Boundary on Aerial Map

0 0.375 0.75 1.5 Miles



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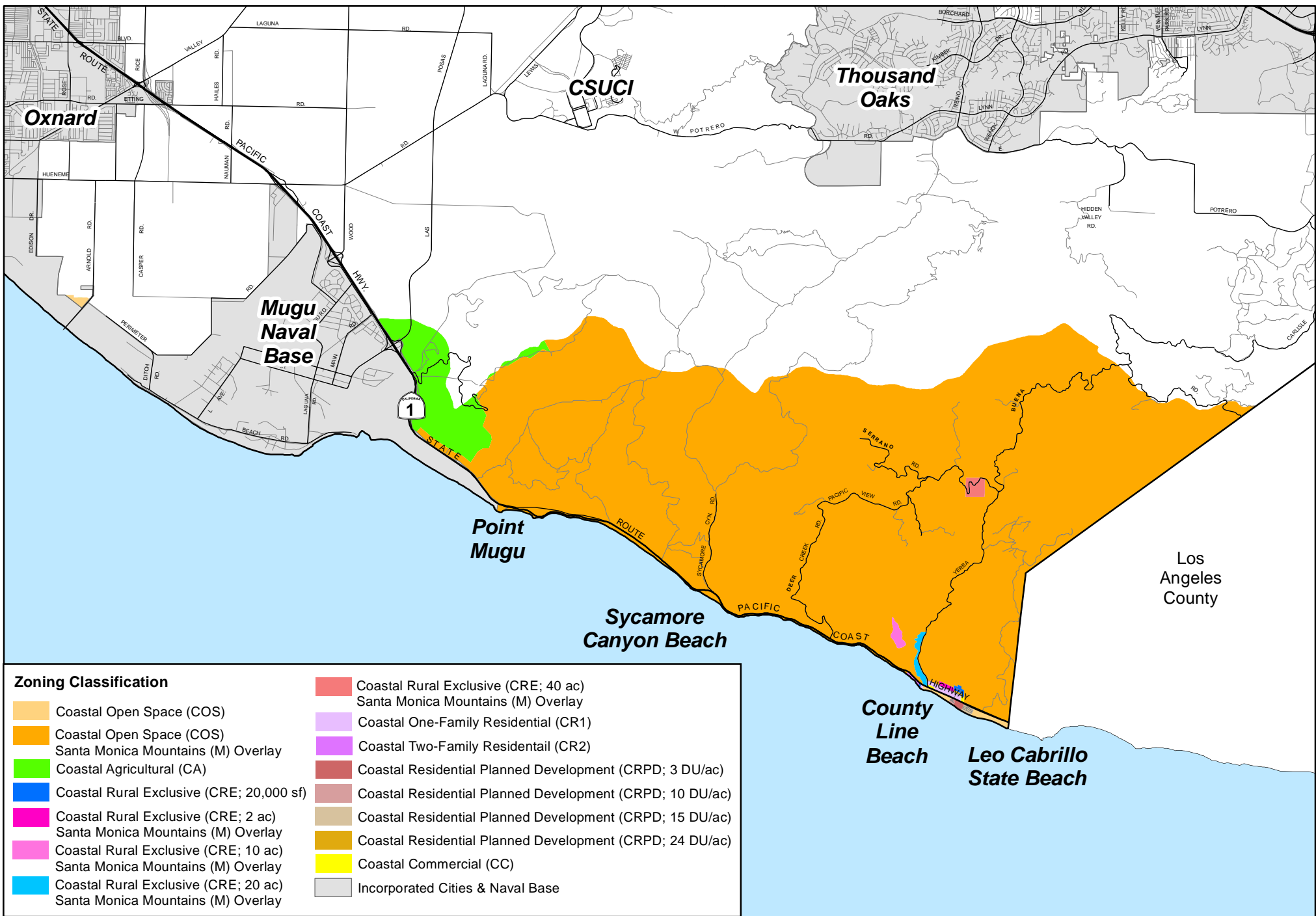


Ventura County Coastal Area Plan South Coast - Land Use Map

0 0.5 1 2 Miles

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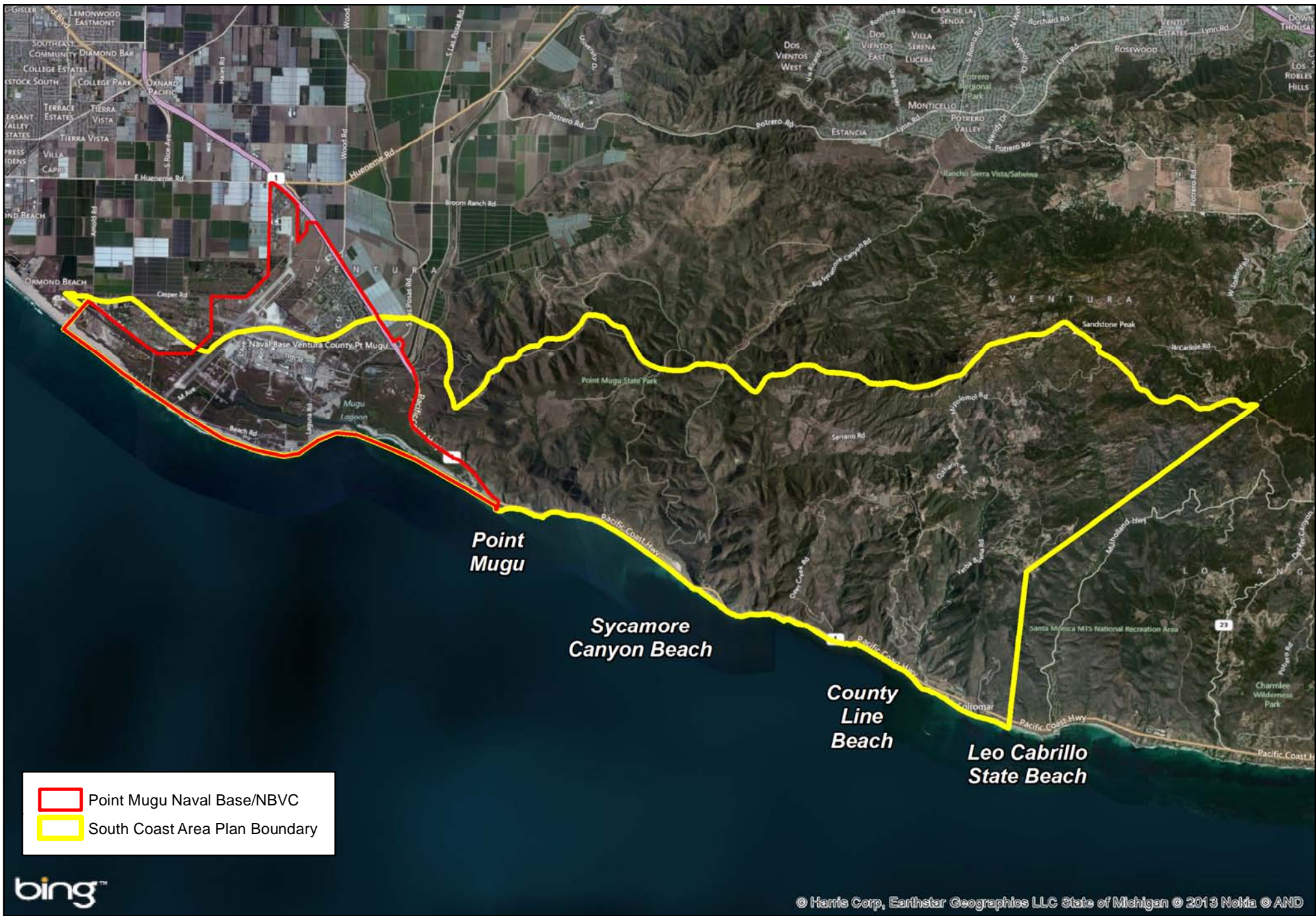


Ventura County Coastal Area Plan South Coast - Zoning Map

0 0.5 1 2 Miles

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Ventura County Coastal Area Plan South Coast-Boundary on Aerial Map

0 0.5 1 2 Miles

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EXHIBIT 7

Ventura County Local Coastal Program History

